



# City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

April 8, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Downtown Development Certificate for 252 West Tazewell Street**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager **Ward/Superward: 2/6**

Approved: Marcus D. Jones **Item Number: R-3**  
Marcus D. Jones, City Manager

I. **Staff Recommendation:** Approval.

II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.

III. **Request:** To allow construction of a 5-story, 50 unit residential structure.

IV. **Applicant:** Michael Schnekser

V. **Description**

- This site is located on the southeast corner of Tazewell Street and Boush Street.
- The proposed development meets the requirements of the *Zoning Ordinance* with the exception of the following which will require a waivers:
  - The D-3 district requires 75 percent of the façade along Tazewell and Boush Streets to abut the property line.
    - The building setback along Tazewell Street ranges from eight inches, to 16 inches on the southwest corner, thus a waiver has been requested.
  - The D-3 district requires that 65 percent of the ground floor area be dedicated to 'active uses'.
    - The entire ground floor is dedicated to residential, which is not considered an active use and thus a waiver has been requested.
- The waivers are recommended for approval considering similar residential development to the north along Boush Street.

VI. Staff point of contact Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Attachments:


- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

March 27, 2013

From: Susan Pollock,   
Principal Planner

**Subject:** Downtown Development  
Certificate for 252 West Tazewell  
Street – Michael Schnekser

Reviewed: Leonard M. Newcomb III,   
Land Use Services Manager

**Ward/Superward:** 2/6

Approved:



George M. Homewood, AICP, CFM  
Planning Director

- 
- I. **Recommendation:** Staff recommends approval subject to the necessary waivers, and considering compliance with all other *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Michael Schnekser  
252 West Tazewell Street
- III. **Description:**
- The site is the vacant area behind 130 Brooke Avenue (formerly the Union Mission).
  - The applicant is proposing to construct a five-story building containing 50 units, mostly one bedroom apartments.
  - The site is located in the D-3 (Freemason/Granby /Conservation and Mixed Use) and the Downtown Historic Overlay (HO-D) district which require a Certificate of Appropriateness and a Downtown Development Certificate for any development which requires waivers from development standards.
- IV. **Analysis**
- This site is located on the southeast corner of Tazewell Street and Boush Street.
  - The proposed development meets the requirements of the *Zoning Ordinance* with the exception of the following which will require a waivers:
    - The D-3 district requires 75 percent of the façade along Tazewell and Boush Streets to abut the property line.
      - The building setback along Tazewell Street ranges from eight inches, to 16 inches on the southwest corner, thus a waiver has been requested.

- The D-3 district requires that 65 percent of the ground floor area be dedicated to 'active uses'.
  - The entire ground floor is dedicated to residential, which is not considered an active use and thus a waiver has been requested.
- The waivers are recommended for approval considering similar residential development to the north along Boush Street.

**V. Financial Impact**

The addition of retail and apartment units should have a positive impact on the nearby commercial uses.

**VI. Environmental**

The proposed residential development will increase residential along in Downtown which is the intent and a goal of the Downtown District.

**VII. Community Outreach/Notification**

In February of 2014, the Downtown Civic League was notified of the request for a Certificate of Appropriateness.

**VIII. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Location Map
- Zoning Map
- Floor plans
- Elevations

**Proponents and Opponents**

**Proponents**


Michael Schnekser  
512 Botetourt Street  
Norfolk, 23510

**Opponents**

None

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT. 

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A DOWNTOWN DEVELOPMENT CERTIFICATE TO PERMIT THE CONSTRUCTION OF A MULTIPLE-FAMILY RESIDENTIAL BUILDING ON PROPERTY LOCATED AT 252 WEST TAZEWELL STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Downtown Development Certificate is hereby granted to permit the construction of a multiple-family residential building at 252 West Tazewell Street. The property to which this Certificate applies is more fully described as follows:

Property located on the southeast corner of West Tazewell Street and Boush Street; property fronting 116 feet, more or less, along the southern line of West Tazewell Street and 111 feet, more or less, along the eastern line of Boush Street; premises numbered 252 West Tazewell Street.

Section 2:- That the Council expressly finds that waivers from the requirements of §§ 8-3.6 and 8-3.7 of the Zoning Ordinance of the City of Norfolk, 1992, (as amended) regarding required use of ground floor areas and building placement requirements are appropriate because the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted Downtown Norfolk Plan or general plan and provides public protection to an equivalent or greater degree, and because, in the particular circumstances of the case, strict application of these regulations is not necessary for the accomplishment of public purposes or the provision of public protection at this time or in the future; wherefore such waiver is hereby granted.

Section 3:- That the Downtown Development Certificate granted hereby shall be subject to the following condition:

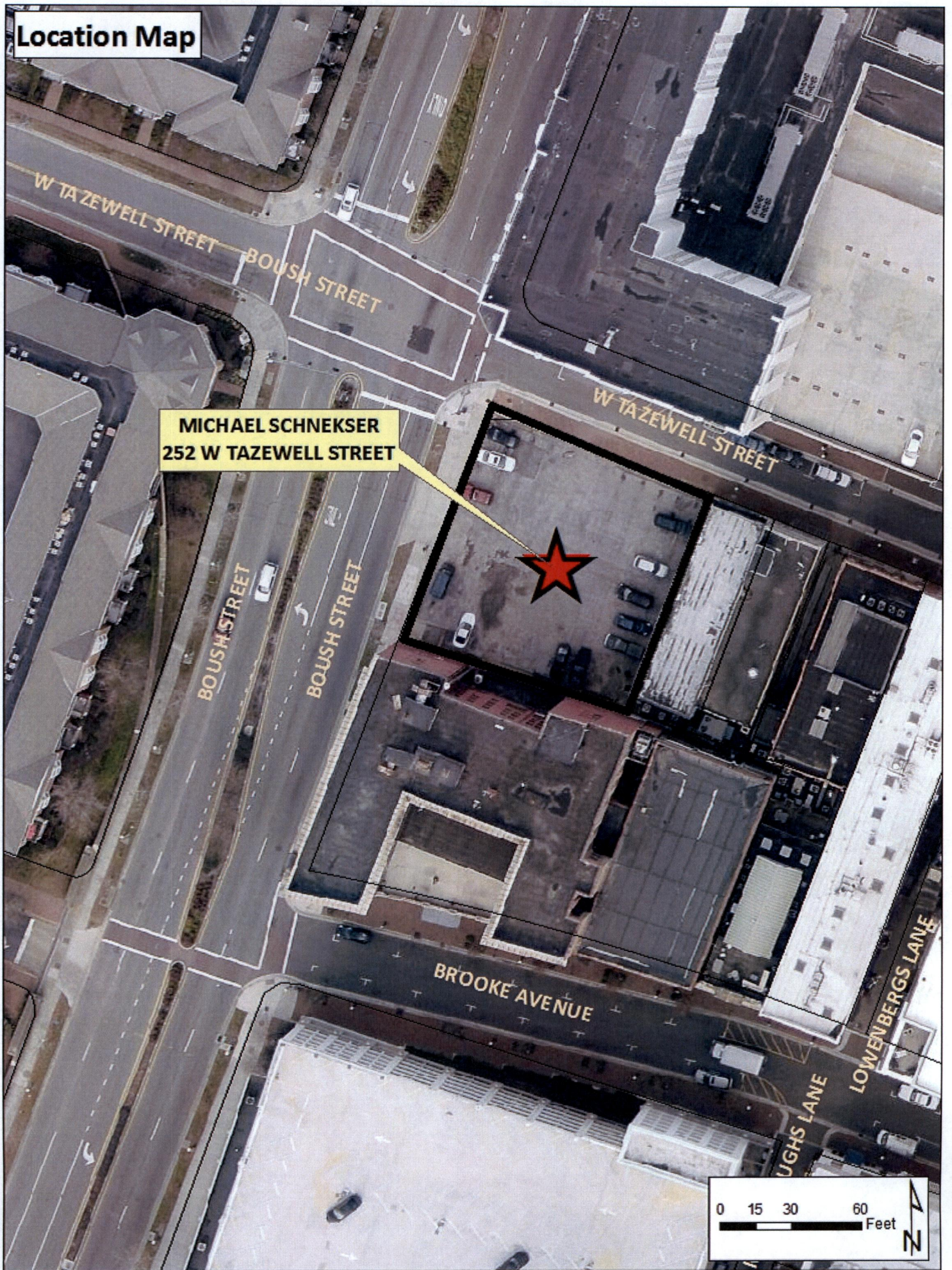
- (a) Any subsequent changes made to the project, as described in the staff report and as approved

through the Downtown Development Certificate process, shall be reviewed as an amendment to the development certificate.

Section 4:- That this ordinance shall be in effect from the date of its adoption.



# Location Map





# Zoning Map

